

Message Text

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ACTION OC-06

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FM AMEMBASSY BANGUI

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C O N F I D E N T I A L BANGUI 1340

E.O. 11652: GDS

TAGS: ACOM, ABLD, ASEC, CT

SUBJECT: COMMUNICATIONS AND SECURITY SURVEYS OF NEW CHANCERY

1. RCO, TSO, RSO AND ATO COMPLETED COMMUNICATIONS SITE SURVEY AND SECURITY SURVEY OF PROPOSED NEW CHANCERY JULY 15. AIRGRAMS ENCLOSING THEIR REPORTS POUCHED TO DEPARTMENT JULY 16. IN ORDER TO EXPEDITE FINAL DECISION, FOLLOWING MESSAGE TRANSMITS PRINCIPAL RECOMMENDATIONS OF TWO SURVEYS. HOPE THIS WILL BE SUFFICIENT SO THAT DEPARTMENT CAN AUTHORIZE EMBASSY TO GIVE AT LEAST AGREEMENT IN PRINCIPAL TO LANDLORD BEFORE HIS DEPARTURE FROM BANGUI JULY 24.

2. COMMUNICATIONS SITE SURVEY:

A. THE LOCAL CONTRACTOR (MR. BARDI) APPEARS TO BE KNOWLEDGEABLE AND CAPABLE OF MEETING REQUIRED FLOOR LOADING FACTORS AND VAULT SPECIFICATIONS (THE PREVIOUS ADMINISTRATIVE OFFICER INSPECTED OTHER WORK PERFORMED BY THE CONTRACTOR AND DOCUMENTED HIS SATISFACTION WITH THE WORK.) OTHER CONTRACTORS MAY ALSO BE AVAILABLE LOCALLY.

B. THE BUILDING ITSELF, WHEN SUFFICIENTLY REINFORCED, WILL PERMIT THE INSTALLATION OF MODERN COMMUNICATIONS CENTER AND VAULTED AREA MEETING DTS SPECIFICATIONS.

C. IN THE INTEREST OF SECURITY, THE COMMUNICATIONS CENTER SHOULD BE LOCATED ON THE SECOND FLOOR AND IN THE CENTER OF THE BUILDING AS THE EMBASSY HAS PROPOSED. WHILE IT IS RECOGNIZED THAT ONE-TIME CONSTRUCTION COSTS MAY APPEAR

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EXPENSIVE, IT IS ALSO IMPORTANT TO KNOW THAT THIS EXPENDITURE

WILL NOT BE A SHORT-TERM GAIN. INSTEAD OF SIMPLY LEASING THE BUILDING, THE EMBASSY PLANS TO SIGN A LEASE/PURCHASE AGREEMENT WHICH WILL PROVIDE FOR USG OWNERSHIP WITHIN A PERIOD OF FIFTEEN YEARS.

D. INSTEAD OF POSITIONING THE EMERGENCY GENERATOR ON THE SECOND FLOOR (AS PROPOSED BY THE EMBASSY), IT SHOULD BE HOUSED IN A SEPARATE SHED OF BLOCK CONSTRUCTION NEAR THE REAR OF THE CHANCERY. A 1,000 GALLON FUEL TANK SHOULD ALSO BE BURIED ADJACENT TO THE GENERATOR HOUSING.

E. IN ADDITION TO THE REINFORCING NOTED IN EXHIBIT C (1), A PERMANENT TYPE CEILING SHOULD BE ADDED TO THE SECOND FLOOR TO ENHANCE BUILDING INTEGRITY. IT SHOULD BE FLAT (OR SLIGHTLY PTICED FOR DRAINAGE) TO ACCOMMODATE THE EASY PLACEMENT OF ANTENNAS.

F. IN ANTICIPATION THAT THE COMMUNICATION CENTER WILL AT SOMETIME IN THE FUTURE OPERATE UNATTENDED DURING CERTAIN PERIODS OF THE DAX, A FIRE EUPPRESSION SYSTEM (I.E. HALON) SHOULD BE INSTALLED WITHIN THE VAULTED AREA.

G. DUE TO THE AVAILABILITY OF RELIABLE CONSTRUCTION FIRMS, ALL MODIFICATIONS BE PERFORMED UNDER LOCAL CONTRACT WITH SEA BEE SURVIELLANCE.

H. PROCUREMENT BE INITIATED IMMEDIATELY FOR A NEW 50-LINE USG-OWNED EPABX SO THAT INSTALLATION CAN BE PERFORMED BY DATE OF OCCUPANCY.

3. SECURITY SURVEY

A. AT PRESENT THE ROOF OF THE BUILDING CONSISTS SOLELY OF CORRUGATED STEEL AND A FALSE CEILING. IT IS RECOMMEND THAT A ROOF MADE OF CONCRETE BE INSTALLED. CONCRETE MUST BE A MINIMUM THICKNESS OF 4" OVERALL. ESTIMATED COST FOR THIS CONSTRUCTION IS APPROXIMATELY DOLS 36,000 U.S. AN ALTERNATIVE SOLUTION WOULD BE TO INSTALL GRILLWORK OF REBAR ANCHORED TO THE WALLS CROSSING 5" ON CENTER TO BE FITTED THROUGH-OUT THE ENTIRE ROOF AREA.
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B. THE ARCHITECT WORKING ON THE BUILDING HAS PROPOSED THAT A DECORATIVE WALL BE BUILT ACROSS THE FACADE OF THE EAST WING. THE WEST WING WILL BE UTILIZED BY USIS AND WILL BE OPEN TO THE PUBLIC. THE RSO CONCURS WITH THE PROPOSAL FOR THE CONSTRUCTION OF THE WALL ON THE EAST WING (GROUND FLOOR) OF THE BUILDING.

C. IT IS ALSO RECOMMENDED THAT ALL WINDOWS PARTICULARLY

ON THE GROUND FLOOR WITH THE EXCEPTION OF THE FACADE OF THE
USIS CULTURAL CENTER BE GRILLED ON THE EXTERIOR OF THE BUILDING.
IT IS RECOMMENDED THAT MYLAR BE INSTALLED ON THE WINDOWS
OF THE USIS CULTURAL CENTER.

D. THERE ARE NUMEROUS TREES IN THE REAR OF THE BUILDING
THAT HAVE MANY BRANCHS OVERHANGING THE BUILDING ROOF AND NEAR-
BY WINDOWS. IT IS RECOMMEND THAT THESE TREES BE REMOVED
OR TRIMMED SO THAT A NEW TREE LINE AT LEAST 30 TO 40
FEET AWAY FROM THE BUILDIN CAN BE ESTABLISHED.

E. THROUGHOUT THE BUILDING ON BOTH THE GROUND AND
SECOND FLOORS THERE ARE NUMEROUS OPENINGS WHERE INDIVIDUAL
AIR-CONDITIONING UNITS HAD BEEN AT ONE TIME. IT IS
RECOMMENDED THAT THOSE NOT BEING PROGRAMMED FOR USE BE
BRICKED UP. THOSE THAT WILL BE SUED SHOULD BE FITTED WITH
PROTECTIVE GRILLING.

F. ON THE SECOND FLOOR BALCONY THERE IS PRESENTLY NO
TYPE OF PROTECTION FOR THE BALCONY AREA. IT IS RECOMMENDED
THAT VERTICAL STEEL SHUTTERS BE MOUNTED BETWEEN EACH OF THE
EXTERIOR COLUMNS ALONG THE FACADE OF THE BUILDING. THESE
SHUTTERS WHEN OPEN WOULD PROVIDE LIGHT AND VENTILATION AND
WHEN CLOSED WOULD PROVIDE PROTECTION FROM THROWN PROJECTILES
AND PEVENT OBSERVATION INTO THE BUILDING FROM THE STREET.

G. IT IS RECOMMENDED THAT THE PROPERTY BE ENCLOSED AS
A COMPOUND BY CONSTRUCTING A PERIMETER WALL. THIS WALL
SHOULD BE OF CONCRETE OR BRICK, 5 FEET IN HEIGHT AND AT LEAST
4" IN THICKNESS. AT A DISTANCE OF AT LEAST EVERY TWENTY-FIVE
FEET, SUPPORTING COLUMNS ALONG THE SOUTH WALL (FRONT OF
THE BUILDING) SHOULD HAVE STATIONARY LIGHT FIXTURES WITH
INCANDESCENT BULBS.

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